

McConkey/Sesko Property Development & Remediation Strategy Site Visit and Project Scoping Meeting Agenda

Location: Art Anderson Associates & 1725 Pennsylvania Avenue
Date: April 12, 2005
Attendance: City Of Bremerton, Art Anderson Associates, and Washington Department of Ecology

1. What has happened so far?
 - a. 31 January Meeting on site - Roger Waid (KCCHA), Norm McLoughlin (KCCHA), Steve Anderson (KCCHA), Trip McConkey, Diane Robinson (City Council), Mike Shepherd (City Council) and Patrick Vasicek (Art Anderson Associates).
 - b. Patrick Vasicek conducted research with Department of Ecology (both Bellevue & Olympia)
2. Decision documents developed:
 - a. Analysis of three most likely cleanup options (Attachment 1)
 - b. Cost Analysis & Comparison of the three options (Attachment 2)
 - c. Draft schedule – option 3 (attachment 3)
 - d. Draft Scope of Work – AE services (attachment 4)
3. Follow-on events:
 - a. Meeting between Patrick Vasicek, Phil Williams (City – Public Works Director) and Janet Lunceford (DCD Code Compliance) on 23 February 2005 – outcome – City has agreed to try to find a fund source to get the project started – they have asked if McConkey's will agree to share in funding initial effort.
 - b. Follow-on meetings & discussions with McConkey's indicate that they want to be a responsible landowner, but they are very nervous about putting their toe in the water by themselves.
 - c. AAA needs a contract to start gathering historical information regarding the site – need to interview people with knowledge & pictures of the site during operation of the plant. Paul McConkey will be invaluable in this preliminary assessment effort.
4. Funding sources available:
 - a. Cleanup - Remediation Grant from Department of Ecology (City of Bremerton)
 - b. Cleanup & Mitigation - Derelict Boat Grants from DNR (City of Bremerton)
 - c. Cleanup - Insurance policies (pre-1980 policies often cover these kind of liabilities)
 - d. Cleanup, Mitigation & Development - Low-interest loans – KCCHA
 - e. Cleanup - Payments/insurance from other responsible parties (Sesko's, Cascade Gas)
5. Agencies & Entities involved:
 - a. City of Bremerton
 - b. Department of Ecology
 - c. Kitsap County Consolidated Housing Authority
 - d. Mrs. Sesko
 - e. Other previous landowners
 - f. Cascade Natural Gas
 - g. Other state permitting agencies (environmental permitting for construction)
6. Why this strategy will work?
 - a. Patrick Vasicek initiated, developed and executed the Navy's cleanup program in the Northwest
 - b. DOE has a clear predisposition to stimulate Brownfield development using an innovative approach at this site.
 - c. KCCHA has agreed to stimulate development with low-interest loans.
 - d. Fish & Wildlife, DNR and everyone else want the sites cleaned up & boats removed.
 - e. Overall Development/Cleanup Project could possibly be self-mitigating (i.e. boat removal & beach restoration serve as credits to allow for marina development.)
 - f. The City of Bremerton is excited about the possibility of moving this site forward and is working to try act as a stimulus (with very limited funding) to get it moving.
 - g. Diane Robinson, City Council person for this sector of the city, strongly supports the project
 - h. All the PLP's will win in that remediation will be expedited and costs minimized – focus is to drive the development of the marina and marine industrial businesses to become a major component of the cleanup (cap, phyto-remediation, etc.)
7. Next Steps

- a. Get consensus on a goal to which all the parties can agreed – it would be great if this was the finish line, but an intermediate goal to get us started is fine also.
- b. Resolve Sesko property conundrum
- c. Draft & negotiate an Agreed Order.